

In re:  
Joanna M Kampf  
Debtor

Case No. 23-12679-mdc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Jan 05, 2024

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 9

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 07, 2024:

Recip ID	Recipient Name and Address
db	+ Joanna M Kampf, 1450 Donna Drive, Southampton, PA 18966-4335
14832896	+ The Bank of New York Mellon, C/O Mark A. Cronin, 701 Market Street, Ste. 5000, Philadelphia, PA 19106-1541
14814978	The Bank of New York Mellon, C/O Alyk 1. Oflazian, PO BOX 165028, Columbus, OH 43216-5028

TOTAL: 3

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Jan 06 2024 02:49:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Jan 06 2024 02:48:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	Email/PDF: resurgentbknotifications@resurgent.com	Jan 06 2024 05:08:00	LVNV Funding, LLC, c/o Resurgent Capital Services, P.O. Box 10587, Greenville, SC 29603-0587
cr	^ MEBN	Jan 06 2024 01:47:23	The Bank Of New York Mellon, f/k/a The Bank of New York, c/o KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541
14814876	Email/Text: amps@manleydeas.com	Jan 06 2024 02:48:00	The Bank of New York Mellon, c/o Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028
14831140	+ Email/Text: nsm_bk_notices@mrcooper.com	Jan 06 2024 02:48:00	The Bank of New York Mellon, c/o Nationstar Mortgage LLC, Attention: Bankruptcy Department, PO Box 619096, Dallas TX 75261-9096

TOTAL: 6

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
14813064		Andrew Kampf

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and

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belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 07, 2024

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 5, 2024 at the address(es) listed below:

Name	Email Address
ALYK L OFLAZIAN	on behalf of Creditor The Bank Of New York Mellon amps@manleydeas.com
GEORGE R. TADROSS	on behalf of Debtor Joanna M Kampf gtadross@tadrosslaw.com r55386@notify.bestcase.com;robin@tadrosslaw.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
KENNETH E. WEST	on behalf of Trustee KENNETH E. WEST ecfemails@ph13trustee.com philaecf@gmail.com
MARK A. CRONIN	on behalf of Creditor The Bank Of New York Mellon bkgroup@kmlawgroup.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 6

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**In re:** :  
: **Case No.: 23-12679**  
**Joanna M Kampf** : **Chapter 13**  
: **Judge Magdeline D. Coleman**  
**Debtor(s)** : **\*\*\*\*\***

		:
<b>The Bank of New York Mellon f/k/a</b>		<b>: Date and Time of Hearing</b>
<b>The Bank of New York as Trustee for</b>		<b>: Place of Hearing</b>
<b>Nationstar Home Equity Loan Trust</b>		<b>: January 2, 2024 at 10:30 a.m.</b>
<b>2007-B</b>		<b>:</b>
	<b>Movant,</b>	<b>: U.S. Bankruptcy Court</b>
<b>vs</b>		<b>: 900 Market Street, Suite 400, Courtroom #2</b>
		<b>: Philadelphia, PA, 19107</b>
<b>Joanna M Kampf</b>		<b>:</b>
<b>Andrew William Kampf</b>		
<b>Kenneth E. West</b>		

### Respondents.

**ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY AND  
CODEBTOR STAY AS TO ANDREW WILLIAM KAMPF ON FIRST MORTGAGE  
FOR REAL PROPERTY LOCATED AT 1450 DONNA DRIVE, SOUTH HAMPTON, PA  
18966**

This matter came before the Court on the Motion for Relief from Stay and the Codebtor Stay (the "Motion") filed by The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B ("Creditor") regarding the real property located at 1450 Donna Drive, South Hampton, PA 18966.

Creditor has alleged that good cause for granting the Motion exists, and that Debtor and Codebtor, counsel for the Debtor, the Chapter 13 Trustee, and all other necessary parties were served with the Motion, and with notice of the hearing date on the Motion. No party filed a response or otherwise appeared in opposition to the Motion, or all responses have been withdrawn. For these reasons, it is appropriate to grant the relief requested.

IT IS, THEREFORE, ORDERED that the Motion is granted. The automatic stay imposed by § 362 and the codebtor stay imposed by § 1301 of the Bankruptcy Code are terminated with respect to the Creditor, its successors, and assigns and that the fourteen (14) day stay of the order imposed by Bankruptcy Rule 4001(a)(3) is waived.

Creditor is hereby permitted to take any and all actions necessary to accelerate the balance due on the Note, to foreclose the mortgage in accordance with state law, to apply the net proceeds to the obligation, and to otherwise exercise its contractual and state law rights as to the Property.

IT IS FURTHER ORDERED that the Chapter 13 Trustee shall discontinue all payments to Creditor on its claim under the Chapter 13 Plan filed by the Debtor(s). Should Creditor seek to file any unsecured deficiency claim, Creditor shall do so no later than 90 days after this Order is entered. If the Property has not been sold, the deficiency claim is to be estimated.

Date: January 4, 2024



Judge Magdeline D. Coleman  
United States Bankruptcy Judge

**SUBMITTED BY:**

/s/Alyk L. Oflazian

Alyk L. Oflazian (312912)

Adam B. Hall (323867)

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-220-5611

Fax: 614-627-8181

Attorneys for Creditor

The case attorney for this file is Alyk L. Oflazian.

Contact email is [ALOflazian@manleydeas.com](mailto:ALOflazian@manleydeas.com)

CC:

23-024080\_EJS1

Alyk L. Oflazian, Attorney for Creditor, Manley Deas Kochalski LLC, P.O. Box 165028,  
Columbus, OH 43216-5028 (notified by ecf)

Office of U.S. Trustee, Party of Interest, (Registered address)@usdoj.gov (notified by ecf)

KENNETH E. WEST, Office of the Chapter 13 Standing Trustee, 1234 Market Street - Suite  
1813, Philadelphia, PA 19107, ecfemails@ph13trustee.com (notified by ecf)

GEORGE R. TADROSS, Attorney for Debtor, George Tadross, 128 Chestnut St, Ste 301b,  
Philadelphia, PA 19106, gtadross@tadrosslaw.com (notified by ecf)

Joanna M Kampf, Debtor, 1450 Donna Drive, Southampton, PA 18966 (notified by regular  
US Mail)

Andrew William Kampf, Codebtor, 1450 Donna Drive, South Hampton, PA 18966 (notified  
by regular US Mail)